HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: December 2016

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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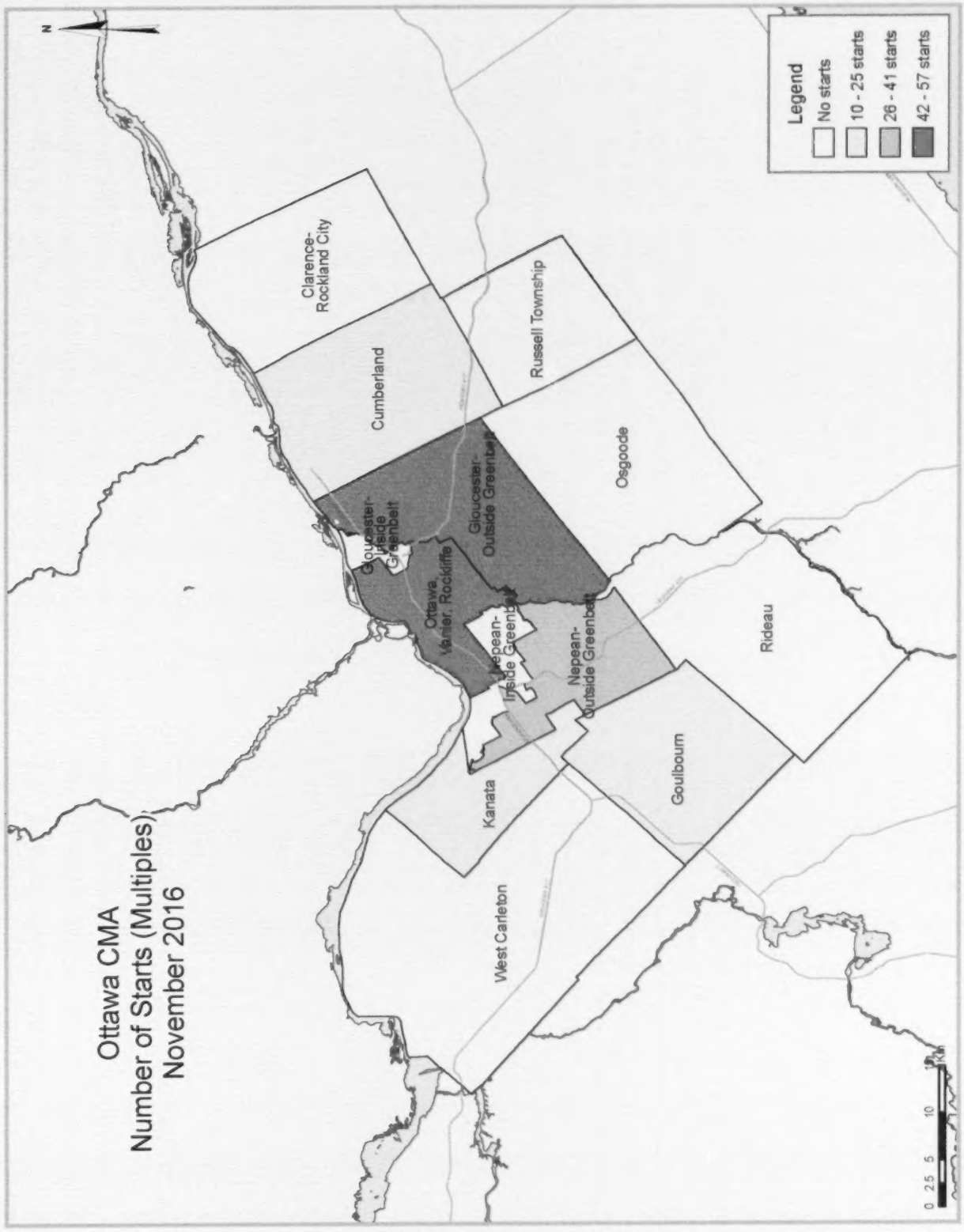
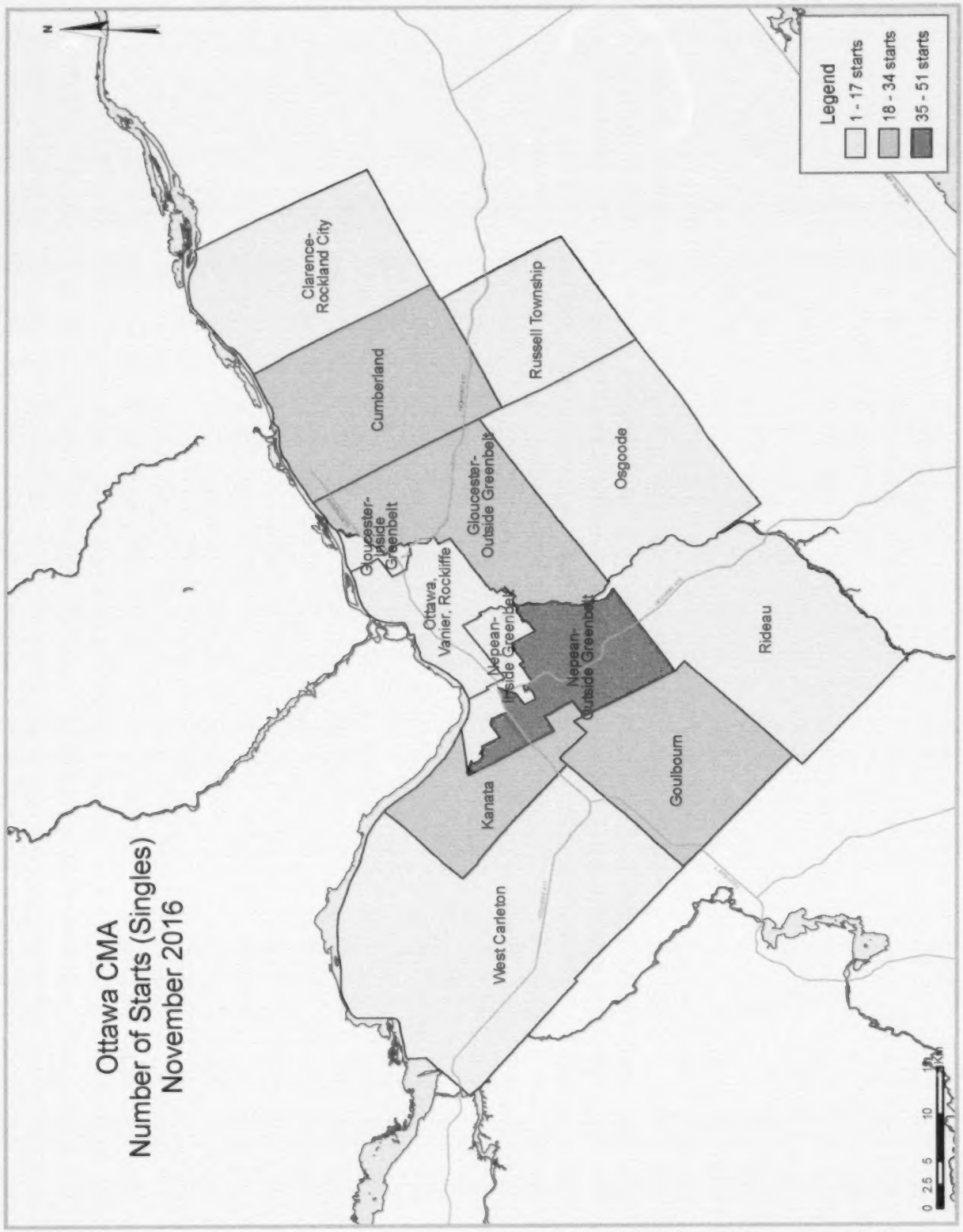
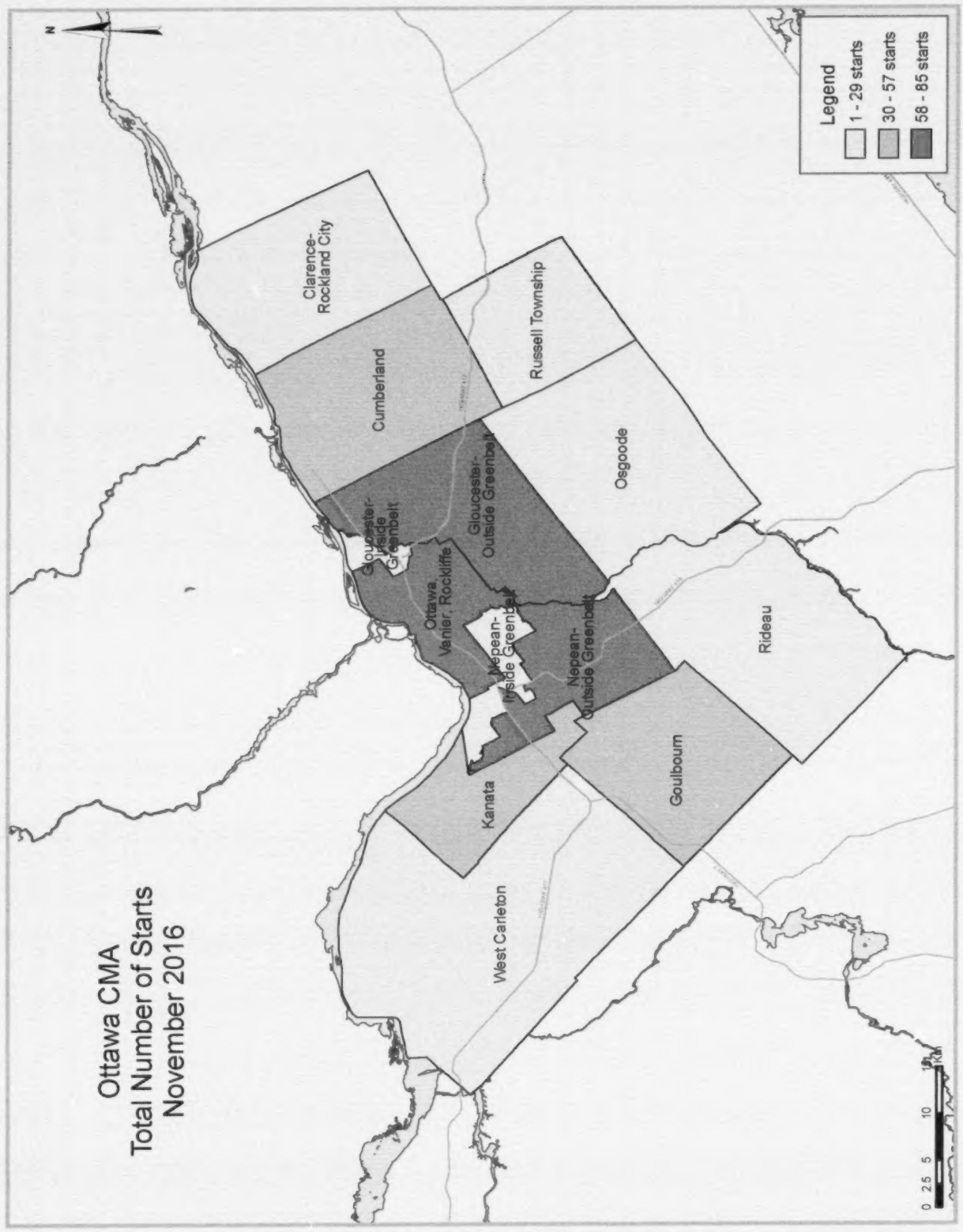
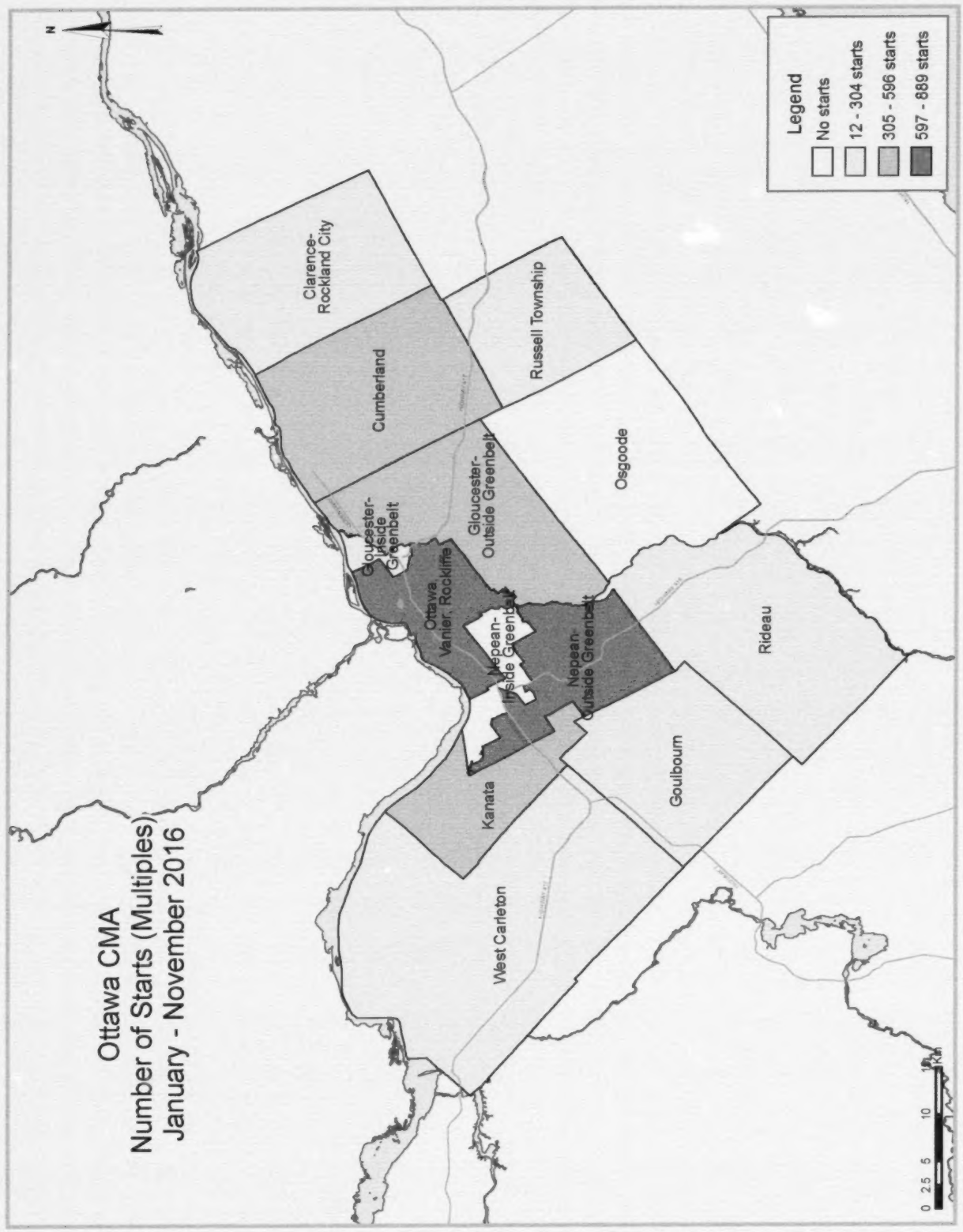
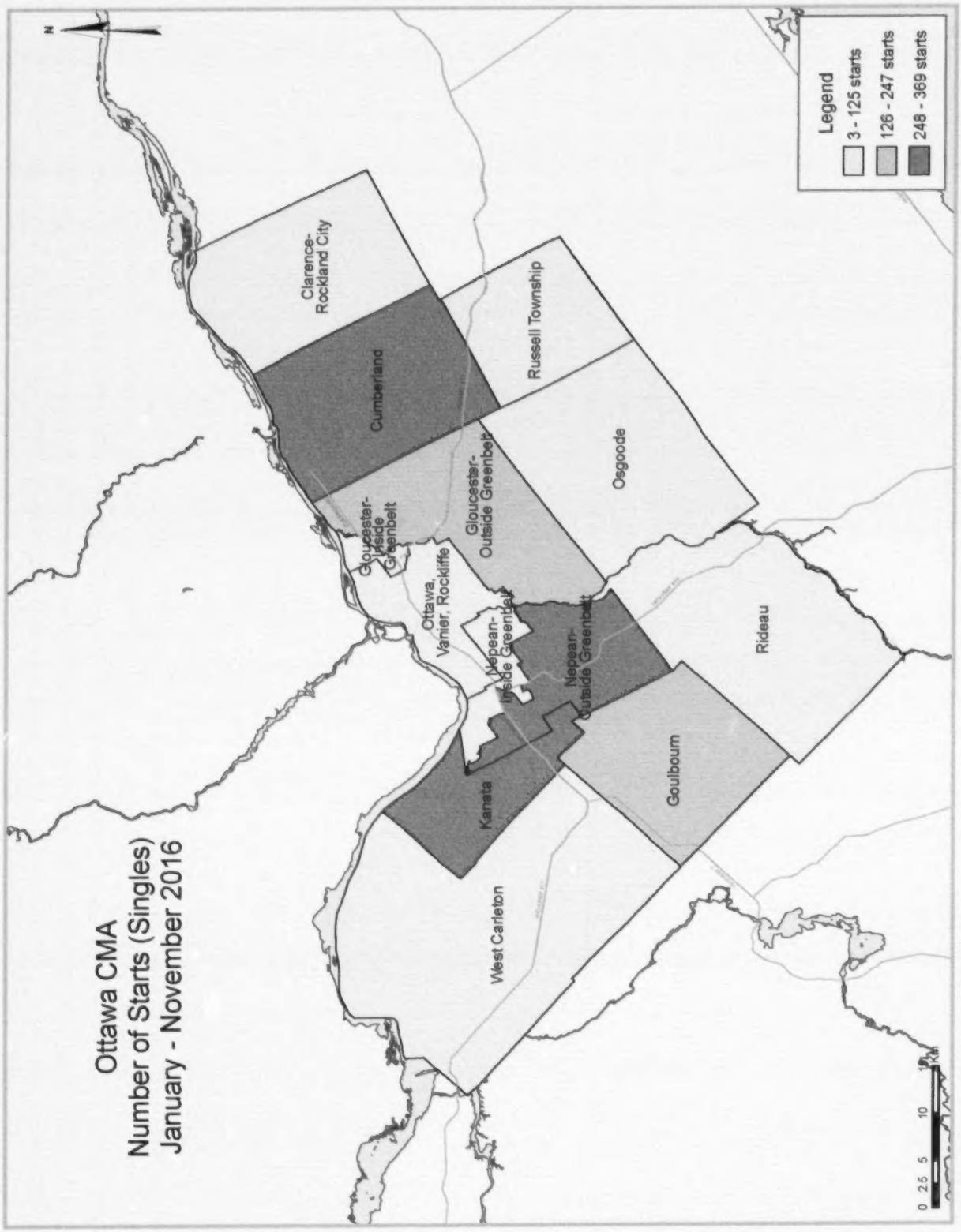
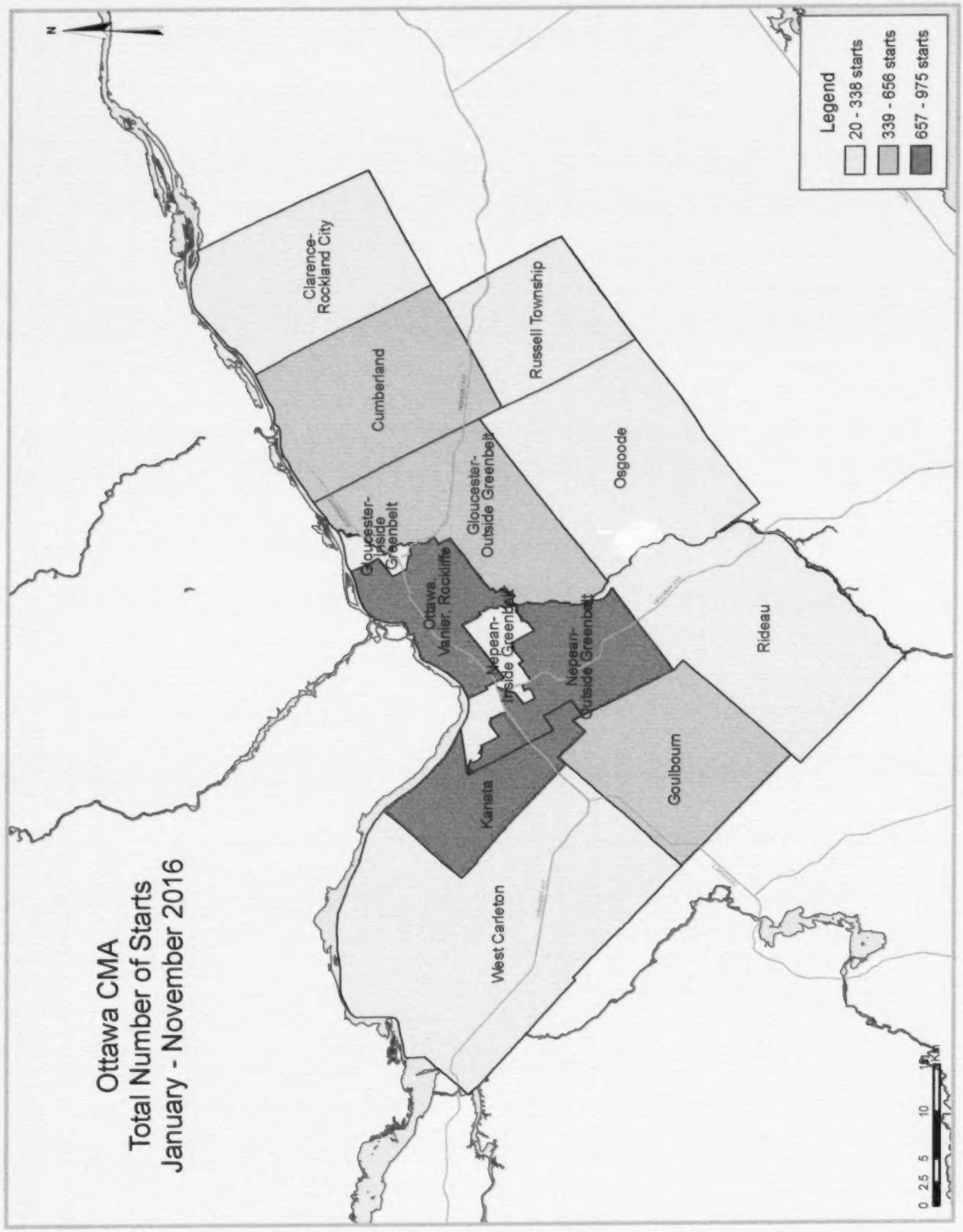

Ottawa CMA
Number of Starts (Multiples)
November 2016
N
Legend
No starts
10 - 25 starts
26 - 41 starts
42 - 57 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Singles)
November 2016
Legend
1 - 17 starts
18 - 34 starts
35 - 51 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
November 2016
Legend
1 - 29 starts
30 - 57 starts
58 - 85 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Number of Starts (Multiples)
January - November 2016
N
Legend
No starts
12 - 304 starts
305 - 596 starts
597 - 889 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
KM


Ottawa CMA
Number of Starts (Singles)
January - November 2016
N
Legend
3 - 125 starts
126 - 247 starts
248 - 369 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10


Ottawa CMA
Total Number of Starts
January - November 2016
N
Legend
20 - 338 starts
339 - 656 starts
657 - 975 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10
Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2016		
Ottawa CMA[1]	October 2016	November 2016
Trend[2]	6,185	5,874
SAAR	6,876	4,044
	November 2015	November 2016
Actual		
November - Single-Detached	328	177
November - Multiples	426	190
November - Total	754	367
January to November - Single-Detached	1,806	1,776
January to November - Multiples	2,744	2,996
January to November - Total	4,550	4,772

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2016	177	20	129	0	8	19	4	10	367
November 2015	328	18	172	0	8	0	2	226	754
% Change	-46.0	11.1	-25.0	n/a	0.0	n/a	100.0	-95.6	-51.3
Year-to-date 2016	1,776	208	1,517	0	60	583	102	526	4,772
Year-to-date 2015	1,806	136	1,126	0	8	776	44	654	4,550
% Change	-1.7	52.9	34.7	n/a	**	-24.9	131.8	-19.6	4.9
UNDER CONSTRUCTION									
November 2016	1,199	190	1,354	0	36	1,342	91	795	5,007
November 2015	1,359	94	1,075	0	8	1,625	31	1,073	5,265
% Change	-11.8	102.1	26.0	n/a	**	-17.4	193.5	-25.9	-4.9
COMPLETIONS									
November 2016	216	14	139	0	12	22	0	3	406
November 2015	162	22	71	0	0	151	5	2	413
% Change	33.3	-36.4	95.8	n/a	n/a	-85.4	-100.0	50.0	-1.7
Year-to-date 2016	1,886	124	1,360	0	31	713	51	523	4,688
Year-to-date 2015	1,418	166	1,454	0	4	1,788	53	288	5,171
% Change	33.0	-25.3	-6.5	n/a	**	-60.1	-3.8	81.6	-9.3
COMPLETED & NOT ABSORBED									
November 2016	114	25	154	0	9	529	n/a	n/a	831
November 2015	89	38	167	0	2	571	n/a	n/a	867
% Change	28.1	-34.2	-7.8	n/a	**	-7.4	n/a	n/a	-4.2
ABSORBED									
November 2016	212	13	137	0	11	29	n/a	n/a	402
November 2015	173	19	82	0	0	97	n/a	n/a	371
% Change	22.5	-31.6	67.1	n/a	n/a	-70.1	n/a	n/a	8.4
Year-to-date 2016	1,868	124	1,362	0	24	796	n/a	n/a	4,174
Year-to-date 2015	1,401	153	1,363	0	5	1,568	n/a	n/a	4,490
% Change	33.3	-19.0	-0.1	n/a	**	-49.2	n/a	n/a	-7.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2016	164	20	129	0	8	19	4	10	354
November 2015	313	14	172	0	8	0	2	226	735
Ottawa, Vanier, Rockcliffe									
November 2016	3	16	0	0	8	19	4	10	60
November 2015	15	0	0	0	0	0	2	198	215
Nepean inside greenbelt									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	3	0	0	0	0	0	0	0	3
Nepean outside greenbelt									
November 2016	51	4	30	0	0	0	0	0	85
November 2015	53	0	41	0	0	0	0	0	94
Gloucester inside greenbelt									
November 2016	1	0	0	0	0	0	0	0	1
November 2015	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
November 2016	27	0	56	0	0	0	0	0	83
November 2015	35	0	34	0	8	0	0	28	105
Kanata									
November 2016	21	0	10	0	0	0	0	0	31
November 2015	141	2	48	0	0	0	0	0	191
Cumberland									
November 2016	23	0	16	0	0	0	0	0	39
November 2015	7	0	18	0	0	0	0	0	25
Goulbourn									
November 2016	20	0	17	0	0	0	0	0	37
November 2015	42	12	31	0	0	0	0	0	85
West Carleton									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	6	0	0	0	0	0	0	0	6
Rideau									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	3	0	0	0	0	0	0	0	3
Osgoode									
November 2016	5	0	0	0	0	0	0	0	5
November 2015	5	0	0	0	0	0	0	0	5
Clarence-Rockland City									
November 2016	7	0	0	0	0	0	0	0	7
November 2015	5	0	0	0	0	0	0	0	5
Russell Township									
November 2016	6	0	0	0	0	0	0	0	6
November 2015	10	4	0	0	0	0	0	0	14
Ottawa-Gatineau CMA (Ontario portion)									
November 2016	177	20	129	0	8	19	4	10	367
November 2015	328	18	172	0	8	0	2	226	754

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2016	1,114	168	1,331	0	36	1,314	91	795	4,849
November 2015	1,291	88	1,072	0	8	1,625	31	1,053	5,168
Ottawa, Vanier, Rockcliffe									
November 2016	86	82	50	0	8	1,008	25	695	1,954
November 2015	82	36	39	0	0	1,212	31	749	2,149
Nepean inside greenbelt									
November 2016	20	0	0	0	0	60	0	0	80
November 2015	13	0	0	0	0	60	0	0	73
Nepean outside greenbelt									
November 2016	239	38	463	0	0	107	48	77	972
November 2015	234	32	352	0	0	138	0	0	756
Gloucester inside greenbelt									
November 2016	1	0	0	0	0	0	0	22	23
November 2015	3	0	0	0	0	0	0	0	3
Gloucester outside greenbelt									
November 2016	112	6	212	0	12	36	18	0	396
November 2015	190	4	213	0	8	91	0	28	534
Kanata									
November 2016	271	2	295	0	0	57	0	0	625
November 2015	378	4	328	0	0	48	0	268	1,026
Cumberland									
November 2016	129	10	170	0	16	22	0	0	347
November 2015	103	0	71	0	0	76	0	0	250
Goulbourn									
November 2016	113	26	134	0	0	12	0	0	285
November 2015	180	12	60	0	0	0	0	8	260
West Carleton									
November 2016	32	4	7	0	0	0	0	1	44
November 2015	29	0	9	0	0	0	0	0	38
Rideau									
November 2016	59	0	0	0	0	12	0	0	71
November 2015	30	0	0	0	0	0	0	0	30
Osgoode									
November 2016	52	0	0	0	0	0	0	0	52
November 2015	49	0	0	0	0	0	0	0	49
Clarence-Rockland City									
November 2016	48	2	10	0	0	0	0	0	60
November 2015	31	0	0	0	0	0	0	20	51
Russell Township									
November 2016	37	20	13	0	0	28	0	0	98
November 2015	37	6	3	0	0	0	0	0	46
Ottawa-Gatineau CMA (Ontario portion)									
November 2016	1,199	190	1,354	0	36	1,342	91	795	5,007
November 2015	1,359	94	1,075	0	8	1,625	31	1,073	5,265

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2016	198	10	131	0	12	22	0	3	376
November 2015	138	8	62	0	0	151	5	2	366
Ottawa, Vanier, Rockcliffe									
November 2016	2	2	0	0	0	0	0	0	4
November 2015	6	0	0	0	0	0	2	2	10
Nepean inside greenbelt									
November 2016	0	0	0	0	0	0	0	0	0
November 2015	23	0	0	0	0	139	0	0	162
Nepean outside greenbelt									
November 2016	60	2	31	0	0	0	0	0	93
November 2015	3	4	10	0	0	0	0	0	17
Gloucester inside greenbelt									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	0	0	0	0	0	0	2	0	2
Gloucester outside greenbelt									
November 2016	30	0	30	0	12	22	0	0	94
November 2015	12	0	11	0	0	0	0	0	23
Kanata									
November 2016	42	0	22	0	0	0	0	0	64
November 2015	47	2	35	0	0	12	0	0	96
Cumberland									
November 2016	37	0	19	0	0	0	0	0	56
November 2015	27	0	0	0	0	0	0	0	27
Goulbourn									
November 2016	11	6	29	0	0	0	0	3	49
November 2015	8	0	0	0	0	0	0	0	8
West Carleton									
November 2016	4	0	0	0	0	0	0	0	4
November 2015	2	2	6	0	0	0	1	0	11
Rideau									
November 2016	3	0	0	0	0	0	0	0	3
November 2015	3	0	0	0	0	0	0	0	3
Osgoode									
November 2016	6	0	0	0	0	0	0	0	6
November 2015	7	0	0	0	0	0	0	0	7
Clarence-Rockland City									
November 2016	8	0	0	0	0	0	0	0	8
November 2015	6	0	0	0	0	0	0	0	6
Russell Township									
November 2016	10	4	8	0	0	0	0	0	22
November 2015	18	14	9	0	0	0	0	0	41
Ottawa-Gatineau CMA (Ontario portion)									
November 2016	216	14	139	0	12	22	0	3	406
November 2015	162	22	71	0	0	151	5	2	413

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2016	93	24	148	0	9	527	n/a	n/a	801
November 2015	76	27	161	0	2	566	n/a	n/a	832
Ottawa, Vanier, Rockcliffe									
November 2016	4	15	0	0	2	392	n/a	n/a	413
November 2015	3	10	2	0	2	439	n/a	n/a	456
Nepean inside greenbelt									
November 2016	0	0	0	0	0	46	n/a	n/a	46
November 2015	0	0	0	0	0	64	n/a	n/a	64
Nepean outside greenbelt									
November 2016	13	3	34	0	0	19	n/a	n/a	69
November 2015	14	10	60	0	0	20	n/a	n/a	104
Gloucester inside greenbelt									
November 2016	0	0	0	0	0	3	n/a	n/a	3
November 2015	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
November 2016	26	0	64	0	7	42	n/a	n/a	139
November 2015	15	0	50	0	0	28	n/a	n/a	93
Kanata									
November 2016	20	0	17	0	0	2	n/a	n/a	39
November 2015	27	1	27	0	0	7	n/a	n/a	62
Cumberland									
November 2016	11	0	13	0	0	14	n/a	n/a	38
November 2015	8	0	14	0	0	3	n/a	n/a	25
Goulbourn									
November 2016	18	6	19	0	0	9	n/a	n/a	52
November 2015	9	3	5	0	0	2	n/a	n/a	19
West Carleton									
November 2016	0	0	1	0	0	0	n/a	n/a	1
November 2015	0	2	3	0	0	0	n/a	n/a	5
Rideau									
November 2016	1	0	0	0	0	0	n/a	n/a	1
November 2015	0	0	0	0	0	0	n/a	n/a	0
Osgoode									
November 2016	0	0	0	0	0	0	n/a	n/a	0
November 2015	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
November 2016	8	0	3	0	0	0	n/a	n/a	11
November 2015	4	0	0	0	0	0	n/a	n/a	4
Russell Township									
November 2016	13	1	3	0	0	2	n/a	n/a	19
November 2015	9	11	6	0	0	5	n/a	n/a	31
Ottawa-Gatineau CMA (Ontario portion)									
November 2016	114	25	154	0	9	529	n/a	n/a	831
November 2015	89	38	167	0	2	571	n/a	n/a	867

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2016	198	10	131	0	11	29	n/a	n/a	379
November 2015	149	15	79	0	0	85	n/a	n/a	328
Ottawa, Vanier, Rockcliffe									
November 2016	2	2	0	0	0	1	n/a	n/a	5
November 2015	6	4	2	0	0	0	n/a	n/a	12
Nepean inside greenbelt									
November 2016	0	0	0	0	0	2	n/a	n/a	2
November 2015	23	0	0	0	0	75	n/a	n/a	98
Nepean outside greenbelt									
November 2016	62	2	30	0	0	6	n/a	n/a	100
November 2015	2	5	21	0	0	2	n/a	n/a	30
Gloucester inside greenbelt									
November 2016	3	0	0	0	0	0	n/a	n/a	3
November 2015	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
November 2016	28	0	31	0	11	19	n/a	n/a	89
November 2015	29	0	12	0	0	0	n/a	n/a	41
Kanata									
November 2016	42	0	23	0	0	0	n/a	n/a	65
November 2015	46	4	37	0	0	8	n/a	n/a	95
Cumberland									
November 2016	36	0	19	0	0	0	n/a	n/a	55
November 2015	23	0	4	0	0	0	n/a	n/a	27
Goulbourn									
November 2016	12	6	27	0	0	1	n/a	n/a	46
November 2015	8	0	0	0	0	0	n/a	n/a	8
West Carleton									
November 2016	4	0	1	0	0	0	n/a	n/a	5
November 2015	2	1	3	0	0	0	n/a	n/a	6
Rideau									
November 2016	3	0	0	0	0	0	n/a	n/a	3
November 2015	3	0	0	0	0	0	n/a	n/a	3
Osgoode									
November 2016	6	0	0	0	0	0	n/a	n/a	6
November 2015	7	1	0	0	0	0	n/a	n/a	8
Clarence-Rockland City									
November 2016	5	0	0	0	0	0	n/a	n/a	5
November 2015	6	0	0	0	0	0	n/a	n/a	6
Russell Township									
November 2016	9	3	6	0	0	0	n/a	n/a	18
November 2015	18	4	3	0	0	12	n/a	n/a	37
Ottawa-Gatineau CMA (Ontario portion)									
November 2016	212	13	137	0	11	29	n/a	n/a	402
November 2015	173	19	82	0	0	97	n/a	n/a	371

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Ottawa City	164	313	24	16	137	180	29	226	354	735	-51.8
Ottawa, Vanier, Rockcliffe	3	15	20	2	8	0	29	198	60	215	-72.1
Nepean inside greenbelt	4	3	0	0	0	0	0	0	4	3	33.3
Nepean outside greenbelt	51	53	4	0	30	41	0	0	85	94	-9.6
Gloucester inside greenbelt	1	3	0	0	0	0	0	0	1	3	-66.7
Gloucester outside greenbelt	27	35	0	0	56	42	0	28	83	105	-21.0
Kanata	21	141	0	2	10	48	0	0	31	191	-83.8
Cumberland	23	7	0	0	16	18	0	0	39	25	56.0
Goulbourn	20	42	0	12	17	31	0	0	37	85	-56.5
West Carleton	5	6	0	0	0	0	0	0	5	6	-16.7
Rideau	4	3	0	0	0	0	0	0	4	3	33.3
Osgoode	5	5	0	0	0	0	0	0	5	5	0.0
Clarence-Rockland City	7	5	0	0	0	0	0	0	7	5	40.0
Russell Township	6	10	0	4	0	0	0	0	6	14	-57.1
Ottawa-Gatineau CMA (Ontario Portion)	177	328	24	20	137	180	29	226	367	754	-51.3

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,608	1,642	192	139	1,617	1,128	1,091	1,380	4,508	4,289	5.1
Ottawa, Vanier, Rockcliffe	80	93	102	70	46	33	741	1,176	969	1,372	-29.4
Nepean inside greenbelt	20	36	0	0	0	0	0	0	20	36	-44.4
Nepean outside greenbelt	329	285	32	40	466	371	148	84	975	780	25.0
Gloucester inside greenbelt	3	3	0	2	0	0	44	0	47	5	**
Gloucester outside greenbelt	217	297	6	6	370	264	24	108	617	675	-8.6
Kanata	369	466	2	6	306	301	57	12	734	785	-6.5
Cumberland	255	156	14	0	285	99	22	0	576	255	125.9
Goulbourn	180	193	32	12	137	56	18	0	367	261	40.6
West Carleton	31	30	4	3	7	4	1	0	43	37	16.2
Rideau	63	28	0	0	0	0	36	0	99	28	**
Osgoode	61	55	0	0	0	0	0	0	61	55	10.9
Clarence-Rockland City	89	67	2	0	13	3	0	20	104	90	15.6
Russell Township	79	97	28	32	22	12	31	30	160	171	-6.4
Ottawa-Gatineau CMA (Ontario Portion)	1,776	1,806	222	171	1,652	1,143	1,122	1,430	4,772	4,550	4.9

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Ottawa City	137	180	0	0	19	0	10	226
Ottawa, Vanier, Rockcliffe	8	0	0	0	19	0	10	198
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	30	41	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	56	42	0	0	0	0	0	28
Kanata	10	48	0	0	0	0	0	0
Cumberland	16	18	0	0	0	0	0	0
Goulbourn	17	31	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	137	180	0	0	19	0	10	226

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,529	1,119	88	9	565	746	526	634
Ottawa, Vanier, Rockcliffe	32	24	14	9	343	570	398	606
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	418	371	48	0	71	84	77	0
Gloucester inside greenbelt	0	0	0	0	0	0	44	0
Gloucester outside greenbelt	344	264	26	0	24	80	0	28
Kanata	306	301	0	0	57	12	0	0
Cumberland	285	99	0	0	22	0	0	0
Goulbourn	137	56	0	0	12	0	6	0
West Carleton	7	4	0	0	0	0	1	0
Rideau	0	0	0	0	36	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	13	3	0	0	0	0	0	20
Russell Township	22	12	0	0	31	30	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,564	1,134	88	9	596	776	526	654

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Ottawa City	313	499	27	8	14	228	354	735
Ottawa, Vanier, Rockcliffe	19	15	27	0	14	200	60	215
Nepean inside greenbelt	4	3	0	0	0	0	4	3
Nepean outside greenbelt	85	94	0	0	0	0	85	94
Gloucester inside greenbelt	1	3	0	0	0	0	1	3
Gloucester outside greenbelt	83	69	0	8	0	28	83	105
Kanata	31	191	0	0	0	0	31	191
Cumberland	39	25	0	0	0	0	39	25
Goulbourn	37	85	0	0	0	0	37	85
West Carleton	5	6	0	0	0	0	5	6
Rideau	4	3	0	0	0	0	4	3
Osgoode	5	5	0	0	0	0	5	5
Clarence-Rockland City	7	5	0	0	0	0	7	5
Russell Township	6	14	0	0	0	0	6	14
Ottawa-Gatineau CMA (Ontario Portion)	326	518	27	8	14	228	367	754

Table 2.5: Starts by Submarket and by Intended Market January - November 2016								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	3,265	2,859	615	754	628	676	4,508	4,289
Ottawa, Vanier, Rockcliffe	192	159	351	570	426	643	969	1,372
Nepean inside greenbelt	20	36	0	0	0	0	20	36
Nepean outside greenbelt	779	696	71	84	125	0	975	780
Gloucester inside greenbelt	3	5	0	0	44	0	47	5
Gloucester outside greenbelt	543	555	48	88	26	32	617	675
Kanata	665	773	69	12	0	0	734	785
Cumberland	548	255	28	0	0	0	576	255
Goulbourn	349	261	12	0	6	0	367	261
West Carleton	42	36	0	0	1	1	43	37
Rideau	63	28	36	0	0	0	99	28
Osgoode	61	55	0	0	0	0	61	55
Clarence-Rockland City	104	70	0	0	0	20	104	90
Russell Township	132	139	28	30	0	2	160	171
Ottawa-Gatineau CMA (Ontario Portion)	3,501	3,068	643	784	628	698	4,772	4,550

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	% Change
Ottawa City	198	138	10	13	143	62	25	153	376	366	2.7
Ottawa, Vanier, Rockcliffe	2	6	2	2	0	0	0	2	4	10	-60.0
Nepean inside greenbelt	0	23	0	0	0	0	0	139	0	162	-100.0
Nepean outside greenbelt	60	3	2	4	31	10	0	0	93	17	**
Gloucester inside greenbelt	3	0	0	2	0	0	0	0	3	2	50.0
Gloucester outside greenbelt	30	12	0	0	42	11	22	0	94	23	**
Kanata	42	47	0	2	22	35	0	12	64	96	-33.3
Cumberland	37	27	0	0	19	0	0	0	56	27	107.4
Goulbourn	11	8	6	0	29	0	3	0	49	8	**
West Carleton	4	2	0	3	0	6	0	0	4	11	-63.6
Rideau	3	3	0	0	0	0	0	0	3	3	0.0
Osgoode	6	7	0	0	0	0	0	0	6	7	-14.3
Clarence-Rockland City	8	6	0	0	0	0	0	0	8	6	33.3
Russell Township	10	18	4	14	8	9	0	0	22	41	-46.3
Ottawa-Gatineau CMA (Ontario Portion)	216	162	14	27	151	71	25	153	406	413	-1.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2016

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Ottawa City	1,745	1,254	136	188	1,388	1,438	1,216	2,018	4,485	4,898	-8.4
Ottawa, Vanier, Rockcliffe	73	62	76	92	22	42	872	1,463	1,043	1,659	-37.1
Nepean inside greenbelt	9	37	0	2	0	0	0	139	9	178	-94.9
Nepean outside greenbelt	320	247	26	36	332	471	102	56	780	810	-3.7
Gloucester inside greenbelt	5	2	0	2	0	0	22	22	27	26	3.8
Gloucester outside greenbelt	271	235	6	6	374	273	102	125	753	639	17.8
Kanata	459	399	0	11	323	316	12	213	794	939	-15.4
Cumberland	222	120	4	18	217	170	76	0	519	308	68.5
Goulbourn	269	38	24	6	112	14	30	0	435	58	**
West Carleton	26	20	0	11	8	152	0	0	34	183	-81.4
Rideau	35	23	0	0	0	0	0	0	35	23	52.2
Osgoode	56	71	0	4	0	0	0	0	56	75	-25.3
Clarence-Rockland City	69	77	0	2	3	11	20	12	92	102	-9.8
Russell Township	73	87	20	26	18	9	0	49	111	171	-35.1
Ottawa-Gatineau CMA (Ontario Portion)	1,887	1,418	156	216	1,409	1,458	1,236	2,079	4,688	5,171	-9.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Ottawa City	143	62	0	0	22	151	3	2
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	0	2
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	31	10	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	42	11	0	0	22	0	0	0
Kanata	22	35	0	0	0	12	0	0
Cumberland	19	0	0	0	0	0	0	0
Goulbourn	29	0	0	0	0	0	3	0
West Carleton	0	6	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	8	9	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	151	71	0	0	22	151	3	2

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	1,370	1,435	18	3	713	1,730	503	288
Ottawa, Vanier, Rockcliffe	16	39	6	3	425	1,389	447	74
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	332	471	0	0	102	31	0	25
Gloucester inside greenbelt	0	0	0	0	0	22	22	0
Gloucester outside greenbelt	362	273	12	0	74	125	28	0
Kanata	323	316	0	0	12	24	0	189
Cumberland	217	170	0	0	76	0	0	0
Goulbourn	112	14	0	0	24	0	6	0
West Carleton	8	152	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	11	0	0	0	12	20	0
Russell Township	18	9	0	0	0	49	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,391	1,455	18	3	713	1,791	523	288

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015	Nov 2016	Nov 2015
Ottawa City	339	208	34	151	3	7	376	366
Ottawa, Vanier, Rockcliffe	4	6	0	0	0	4	4	10
Nepean inside greenbelt	0	23	0	139	0	0	0	162
Nepean outside greenbelt	93	17	0	0	0	0	93	17
Gloucester inside greenbelt	3	0	0	0	0	2	3	2
Gloucester outside greenbelt	60	23	34	0	0	0	94	23
Kanata	64	84	0	12	0	0	64	96
Cumberland	56	27	0	0	0	0	56	27
Goulbourn	46	8	0	0	3	0	49	8
West Carleton	4	10	0	0	0	1	4	11
Rideau	3	3	0	0	0	0	3	3
Osgoode	6	7	0	0	0	0	6	7
Clarence-Rockland City	8	6	0	0	0	0	8	6
Russell Township	22	41	0	0	0	0	22	41
Ottawa-Gatineau CMA (Ontario Portion)	369	255	34	151	3	7	406	413

Table 3.5: Completions by Submarket and by Intended Market
January - November 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Ottawa City	3,187	2,828	744	1,731	554	339	4,485	4,898
Ottawa, Vanier, Rockcliffe	132	156	425	1,390	486	113	1,043	1,659
Nepean inside greenbelt	9	37	0	139	0	2	9	178
Nepean outside greenbelt	678	754	102	31	0	25	780	810
Gloucester inside greenbelt	5	2	0	22	22	2	27	26
Gloucester outside greenbelt	608	510	105	125	40	4	753	639
Kanata	782	725	12	24	0	190	794	939
Cumberland	443	308	76	0	0	0	519	308
Goulbourn	405	58	24	0	6	0	435	58
West Carleton	34	180	0	0	0	3	34	183
Rideau	35	23	0	0	0	0	35	23
Osgoode	56	75	0	0	0	0	56	75
Clarence-Rockland City	72	90	0	12	20	0	92	102
Russell Township	111	120	0	49	0	2	111	171
Ottawa-Gatineau CMA (Ontario Portion)	3,370	3,038	744	1,792	574	341	4,688	5,171

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2016	0	0.0	46	26.1	63	35.8	27	15.3	40	22.7	176	530,000	533,508
November 2015	3	2.4	37	29.4	38	30.2	11	8.7	37	29.4	126	502,500	535,793
Year-to-date 2016	12	0.8	468	31.0	558	37.0	155	10.3	315	20.9	1,508	510,000	526,472
Year-to-date 2015	15	1.4	327	31.2	389	37.1	121	11.5	196	18.7	1,048	495,000	519,599
Ottawa, Vanier, Rockcliffe													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	1	4.5	0	0.0	1	4.5	0	0.0	20	90.9	22	-	-
Year-to-date 2015	0	0.0	1	4.3	0	0.0	0	0.0	22	95.7	23	-	-
Nepean inside greenbelt													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	-
Nepean outside greenbelt													
November 2016	0	0.0	16	25.8	24	38.7	11	17.7	11	17.7	62	-	-
November 2015	0	0.0	0	0.0	2	100.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	6	1.9	99	31.6	114	36.4	38	12.1	56	17.9	313	-	519,069
Year-to-date 2015	6	2.4	64	26.1	111	45.3	39	15.9	25	10.2	245	440,000	500,171
Gloucester inside greenbelt													
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
November 2016	0	0.0	8	29.6	13	48.1	1	3.7	5	18.5	27	460,000	514,683
November 2015	2	7.4	13	48.1	4	14.8	4	14.8	4	14.8	27	390,000	456,024
Year-to-date 2016	1	0.4	55	22.4	116	47.2	25	10.2	49	19.9	246	500,000	518,951
Year-to-date 2015	3	1.4	57	27.4	105	50.5	25	12.0	18	8.7	208	480,000	501,795
Kanata													
November 2016	0	0.0	12	29.3	10	24.4	3	7.3	16	39.0	41	-	558,343
November 2015	0	0.0	14	31.1	18	40.0	6	13.3	7	15.6	45	-	-
Year-to-date 2016	1	0.2	146	32.4	117	25.9	49	10.9	138	30.6	451	-	560,626
Year-to-date 2015	1	0.3	152	39.1	117	30.1	44	11.3	75	19.3	389	-	532,323
Cumberland													
November 2016	0	0.0	6	18.8	12	37.5	10	31.3	4	12.5	32	-	-
November 2015	1	4.8	10	47.6	10	47.6	0	0.0	0	0.0	21	-	-
Year-to-date 2016	2	1.0	78	39.2	92	46.2	20	10.1	7	3.5	199	-	459,652
Year-to-date 2015	5	5.1	42	42.4	41	41.4	6	6.1	5	5.1	99	-	456,216
Goulbourn													
November 2016	0	0.0	2	20.0	4	40.0	1	10.0	3	30.0	10	-	-
November 2015	0	0.0	0	0.0	2	66.7	0	0.0	1	33.3	3	-	-
Year-to-date 2016	1	0.4	87	35.8	112	46.1	17	7.0	26	10.7	243	-	519,266
Year-to-date 2015	0	0.0	3	13.6	9	40.9	3	13.6	7	31.8	22	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2016	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	0	0.0	0	0.0	1	20.0	1	20.0	3	60.0	5	-	-
Year-to-date 2015	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Rideau													
November 2016	0	0.0	0	0.0	0	0.0	1	100.0	0	0.0	1	-	-
November 2015	0	0.0	0	0.0	1	50.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	0	0.0	4	26.7	4	26.7	7	46.7	15	-	-
Year-to-date 2015	0	0.0	0	0.0	3	25.0	3	25.0	6	50.0	12	-	-
Osgoode													
November 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	3	21.4	1	7.1	1	7.1	9	64.3	14	-	-
Year-to-date 2015	0	0.0	8	33.3	2	8.3	1	4.2	13	54.2	24	-	559,330
Clarence-Rockland City													
November 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
November 2015	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2016	8	26.7	20	66.7	2	6.7	0	0.0	0	0.0	30	-	374,136
Year-to-date 2015	13	30.2	28	65.1	2	4.7	0	0.0	0	0.0	43	-	363,581
Russell Township													
November 2016	2	25.0	5	62.5	1	12.5	0	0.0	0	0.0	8	-	-
November 2015	2	12.5	12	75.0	2	12.5	0	0.0	0	0.0	16	-	-
Year-to-date 2016	15	22.1	50	73.5	3	4.4	0	0.0	0	0.0	68	-	375,043
Year-to-date 2015	8	10.8	56	75.7	9	12.2	0	0.0	1	1.4	74	-	386,731
Ottawa-Gatineau CMA (Ontario portion)													
November 2016	2	1.1	53	28.5	64	34.4	27	14.5	40	21.5	186	525,000	525,052
November 2015	6	4.2	49	34.3	40	28.0	11	7.7	37	25.9	143	485,000	518,472
Year-to-date 2016	35	2.2	538	33.5	563	35.1	155	9.7	315	19.6	1,606	485,000	512,116
Year-to-date 2015	36	3.1	411	35.3	400	34.3	121	10.4	197	16.9	1,165	480,000	505,229

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2016						
Submarket	Nov 2016	Nov 2015	% Change	YTD 2016	YTD 2015	% Change
Ottawa City	533,508	535,793	-0.4	526,472	519,599	1.3
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	519,069	500,171	3.8
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	514,683	456,024	12.9	518,951	501,795	3.4
Kanata	558,343	-	n/a	560,626	532,323	5.3
Cumberland	-	-	n/a	459,652	456,216	0.8
Goulbourn	-	-	n/a	519,266	-	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	-	559,330	n/a
Clarence-Rockland City	-	-	n/a	374,136	363,581	2.9
Russell Township	-	-	n/a	375,043	386,731	-3.0
Ottawa-Gatineau CMA (Ontario Portion)	525,052	518,472	1.3	512,116	505,229	1.4

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

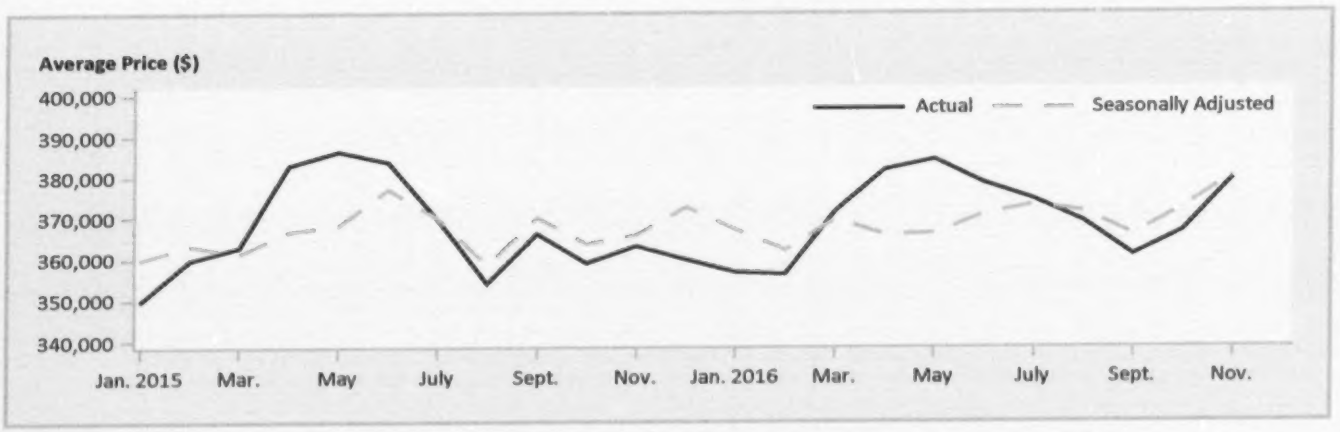


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

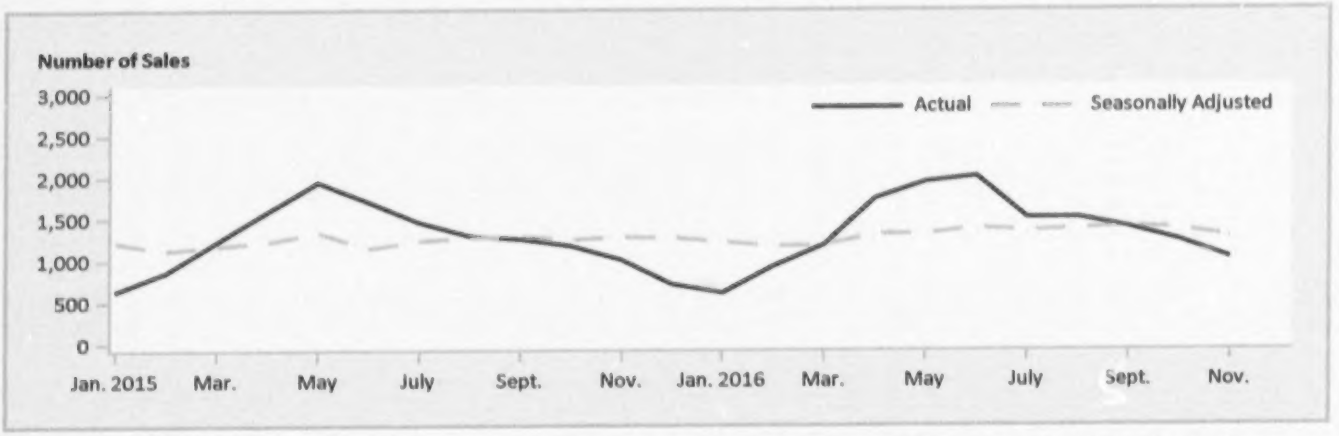
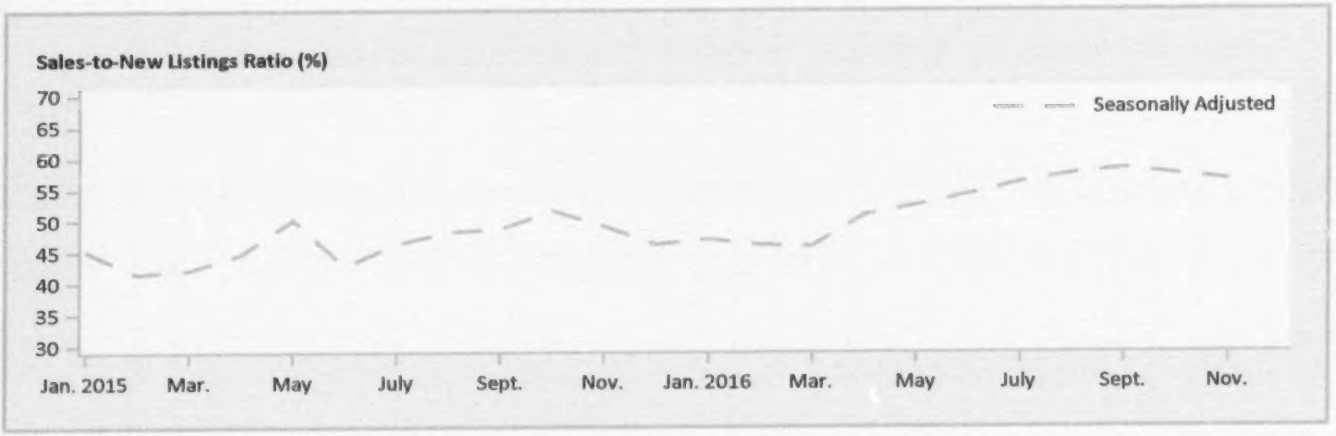


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2016

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.7	1,038
	February	567	2.89	4.74	113.8	125.4	533	6.9	69.8	1,041
	March	567	2.89	4.74	113.7	126.2	533	6.9	69.6	1,043
	April	561	2.89	4.64	113.6	126.0	535	6.4	69.5	1,036
	May	561	2.89	4.64	113.6	126.9	533	6.1	69.0	1,041
	June	561	2.89	4.64	113.6	127.4	532	6.1	68.7	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.4	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.3	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.1	68.3	1,032
	October	561	2.89	4.64	113.9	126.8	532	6.2	68.6	1,031
	November	561	3.14	4.64	113.7	126.8	529	6.3	68.2	1,014
	December	561	3.14	4.64	113.7	126.3	530	6.3	68.2	1,020
2016	January	561	3.14	4.64	113.7	126.5	529	6.4	68.1	1,028
	February	561	3.14	4.64	113.7	126.8	535	6.6	68.9	1,048
	March	561	3.14	4.64	113.6	127.5	538	6.8	69.4	1,057
	April	561	3.14	4.64	113.5	128.1	539	7.1	69.6	1,077
	May	561	3.14	4.64	113.8	128.7	542	6.8	69.8	1,090
	June	561	3.14	4.64	114.0	128.8	544	6.7	69.8	1,095
	July	567	3.14	4.74	114.0	128.7	546	6.3	69.7	1,094
	August	567	3.14	4.74	114.0	128.2	545	6.1	69.4	1,094
	September	561	3.14	4.64	114.0	128.4	543	6.0	68.9	1,095
	October	561	3.14	4.64	114.3	128.8	546	5.9	69.1	1,087
	November	561	3.14	4.64		128.3	546	6.0	69.1	1,086
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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